

# Town of Frederick Board of Trustees



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AM 2009-072

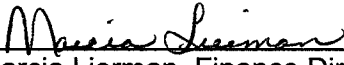
## REPLAT, REZONE, AND VACATION OF 9<sup>TH</sup> AND 11<sup>TH</sup> STREETS CARRIAGE HILLS FILING NO.1


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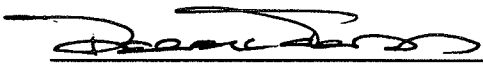
**Agenda Date:** Town Board Meeting – August 11, 2009

**Attachments:** a. E-mail requesting withdrawal of the application

**Fiscal Note:** None noted

  
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Marcia Lierman, Finance Director

**Submitted by:**   
\_\_\_\_\_  
Todd Tucker, Staff Planner

**Approved for Presentation:**   
\_\_\_\_\_  
Derek Todd, Town Administrator

**AV Use Anticipated** Projector \_Y\_ Laptop \_\_

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**Certification of Board Approval:**

\_\_\_\_\_  
Nanette Fornof, Town Clerk

\_\_\_\_\_  
Date

**Summary Statement:** The applicant has requested to withdraw their application, and cancel the previous request for hearing of the proposed the rezone, replat and vacation of a portion of platted road and various easements within Carriage Hills #1 development in anticipation of expanding Frederick High School.

**Detail of Issue/Request:** Since the new High School site has been located at the intersection of Colorado Boulevard and Tipple Parkway, the School District is uncertain of its plans regarding the property that it owns within Carriage Hills Filing 1 (south of the existing High School). Accordingly, they previously requested a postponement in the decision regarding the application to amend the zoning of Lots 1-10 Block 6 and all of Block 7 of the Carriage Hills Subdivision Filing 1 from R-1 and R-3 to Public (P), vacate easements from within lots 1-10 Block 6 and the road rights-of-way consisting of Eleventh Street and a portion of Linden Street extending north of an alley located along the north side of Lots 1 through 8 Block 5 and Lots 1-6 Block 8 Carriage Hills Subdivision Filing 1, and combine lots 1-10 Block 6 with Block 7 into one ten acre parcel Block 7A. The purpose of the proposed changes is to provide

for expansion of the High School athletic fields. On August 3, 2009 the applicant requested that the application be withdrawn.

**Applicant / Owner:** St Vrain Valley School District

**Agent:** Civil Arts; Roger Walker, PE

**Adjacent Zoning / Land Uses:** The site is part of the Carriage Hills #1 development planned and zoned for single family residential development.

North St Vrain Valley School District, Public, Town of Frederick  
East Prairie Greens Development, R-MH1 with a PUD overlay, Town of Frederick  
South Carriage Hills Filing 1, R-1, partially developed, Town of Frederick  
West Miner's Park Town Center, R-2, undeveloped, Town of Frederick

**Referral:** The application was referred to the applicable referral agencies, departments, and interests including the Town Attorney, Town Engineer, and Fire District.

**Public Notice:** The Public meeting was noticed in accordance with the provision of the Land Use Code.

**Alternatives/Options:** The Board may authorize the request, deny the request, or make modifications based on any new information to further the intent of the code and accommodate the unique features and circumstances of the site and application.

**Financial Considerations:** Not Applicable

**Staff Recommendation:** Staff recommends that the Board take no action regarding the original request as it has been withdrawn.